



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
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Waste Management Division
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November 29, 1999

LYNN DUNTON
THREE COURT STREET, L.L.C.
P.O. BOX 30
MIDDLEBURY, VT 05753

RE: Former Masonic Hall, Middlebury, VT, Site # 98-2455

Dear Ms. Dunton:

The Vermont Department of Environmental Conservation, Sites Management Section (SMS), has received and reviewed the September 1999 Site Monitoring Report prepared by ATC Associates for the above referenced site. Based on the information contained in the report and additional information contained in the site file, the SMS has concluded the following site is eligible for a Site Management Activity Completed (SMAC) designation given the following information:

- On August 10, 1998, one 1,000 gallon oil heating underground storage tank (UST) was removed from the site. During the removal, photoionization detector (PID) screening of soil recorded elevated total organic vapors up to 66 parts per million (ppm). Approximately 19.26 tons of contaminated soil were excavated and disposed of at ESMI in Loudon, New Hampshire.
- Analytical results of groundwater sampling indicates releases at the property have not exceeded Ground Water Enforcement Standards (GWES).
- Any residual contamination does not pose an unacceptable risk to human health or the environment.

For these reasons, the SMS has determined that a Site Management Activities Completed (SMAC) designation is warranted. The SMAC designation does not release Three Court Street L.L.C. from past or future liability which may arise from the contamination that originated from the release that occurred at the Former Masonic Hall. It does mean the SMS is not requiring any additional work be performed at the site at this time.

If the monitor wells are no longer used or maintained, they must be properly closed to eliminate a possible conduit for residual contamination migration into the subsurface. Closure typically involves filling

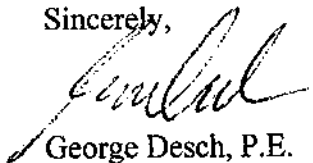
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the wells with a grout material to prevent fluid migration into the borehole. Also the road box or well guard must be removed before closure is considered complete. Specific requirements well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule - Chapter 21.

If you have any questions please feel free to contact me or Mike Young at the phone number or address identified above.

The SMS appreciates your cooperation in this manner.

Sincerely,



George Desch, P.E.

Chief

Sites Management Section

cc: Chad Farrell, ATC Associates
DEC Regional Office
Middlebury Selectboard